



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

MINUTES

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012

Meeting Date: May 4, 2016 - Wednesday

Time: 9:00 a.m.

Present: Commissioners Smith, Louie, Modugno

Absent: Commissioner Pedersen

Third District: Laura Shell has been appointed and is currently going through the administrative process.

Commissioner Smith will Chair the meetings until Commissioner Shell is elected as Chair in the future.

Ex Officio Members:

Director of Public Works: Mr. Matthew Dubiel, Civil Engineer

County Counsel: Mr. Joe Nicchitta, Deputy

Planning Director: Mr. Mitch Glaser, Assistant Administrator, Current Planning Division

Forester and Fire Warden: Ms. Janna Masi, Supervising Fire Prevention Engineer

PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Modugno representing the Fifth Supervisorial District.

PRESENTATION

The Vice Chair announced that Commissioner Pincetl has resigned from the Commission and has made an incredible impact with her leadership and expertise.

On behalf of Nicole Englund, Board Deputy of Board of Supervisors, she presented a scroll to Commissioner Pincetl for her knowledge and expertise on sustainability and commitment to make a difference.

In addition, Mr. Bruckner, Director of Regional Planning presented a plaque for her service as Vice Chair 2015 and Chair 2016. He stated that last year had been a challenging time since new policies have changed and how the department thinks about projects which led to important dialogue conversations.

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PRESENTATION (Cont.)

Vice Chair Smith stated that he personally learned on the elements of policies and plans on sustainable, regional growth and environmental justice. Her expertise for sustainable planning for the community has advanced the work of the department and the Commission.

Commissioner Modugno praised Commissioner Pincetl for challenging the Commission thoughts on aspects of sustainability.

Commissioner Louie thanked Commissioner Pincetl for bringing a more progressive approach to planning and appreciates the changes she made to the technical aspect of seeing things being done right.

Vice Chair presented a Certificate of Appreciation on behalf of the Commission for Chair 2015.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Modugno/Louie – That the agenda for May 4, 2016 be approved and amended to begin with Item No. 9 – RPPL2016001717-(1-5) followed by the remaining items on the agenda.

At the direction of the Vice Chair, the agenda was approved with Commissioners Modugno, Louie and Smith in favor and Commissioner Pedersen being recorded as absent and Third District recorded as appointed and currently going through the administrative process.

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

DIRECTOR/DEPUTY DIRECTOR

4. Mr. Glaser reported the following actions taken by the Board of Supervisors:
 - On April 12th, the Board adopted an urgency ordinance regarding medical marijuana, it bans the cultivation, manufacturing and lab testing while the Department of Regional Planning conducts a zoning study on these issues;
 - The Board adopted the Urban Agriculture Incentive Zone, which allows a tax break for individuals that would like to farm on properties in urban designation;
 - On April 26, the Board approved a street name change for 9 and half mile segment of North Peace Valley Road to Ralphs Ranch Road;

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DIRECTOR/DEPUTY DIRECTOR (Cont.)

- A motion and Board discussion regarding the proposed Regional One Stop;
- The Board appointed Laura Shell to rejoin the Regional Planning Commission as a representative of the Third District;
- The Board adopted a motion to expand Business Licensing including creating an online portal, which involves integration with our EPIC L.A. system;
- An appeal was filed to the Board of Supervisors on April 20th regarding Project No. R2014-00881-(5) – Primo Burger Restaurant; and lastly
- An appeal was filed to the Regional Planning Commission on Project No. R2014-02411-(5) – Minor CUP No. 201400014; OTP NO. 201400035, Environment No. 2014000194.

MINUTES FOR APPROVAL

5. Motion/second by Commissioners Modugno/Louie – That the minutes for March 23, 2016 be approved.

At the direction of the Vice Chair, the minutes were approved with Commissioners Modugno, Louie and Smith in favor and Commissioner Pedersen being recorded as absent and Third District recorded as appointed and currently going through the administrative process.

DISCUSSION AND POSSIBLE ACTION

Current Planning Division

Action Taken as Noted

9. **RPC Special Case No. RPPL2016001717-(1-5). Status update on staff efforts related to the regulation of alcohol sales uses throughout all unincorporated areas.**

Mr. Glaser provided an update regarding efforts related to regulation for alcohol sales uses throughout all unincorporated areas including but not limited to:

- The provisions of healthy food in conjunction with Conditional Use Permits to authorize the sale of alcohol for off-site consumption in retail stores such as grocery stores and 7-elevens;
- The potential regulation of "grandfathered" alcohol sales uses established prior to the County's requirement of a Conditional Use Permit for such uses; and
- Staff's application of standard conditions, such as restrictions on operating hours and requirement of on-site security guards, to various Conditional Use Permits for alcohol sales uses.

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DISCUSSION AND POSSIBLE ACTION (Cont.)

Current Planning Division

Mr. Glaser stated that a task force with representatives was formed with staff and representatives from the Office of County Counsel and the Department of Public Health.

Staff reported that an amendment to Title 22 would need to incorporate the healthy food issue and to clarify some of the current provisions and provide outreach. Mr. Glaser stated that outreach to community members would be required to organizations that have testified on your commission on alcohol sales, neighborhood groups, and chambers of commerce.

Mr. Glaser indicated that a briefing was provided to the Board of Supervisors planning deputies on March 28th and stated that Supervisor Ridley Thomas will introduce a motion in the near future to initiate the ordinance.

At the direction of the Vice Chair, with no further questions for staff, the Commissioners accepted the update.

PUBLIC HEARINGS

Land Divisions

Action Taken as Noted

6. **(Appeal of Hearing Officer's Denial, Continued from 12/02/15). Project No. TR066952-(5). Applicant: Leona Valley Estates Limited. West of Bouquet Canyon Road, one mile south of Elizabeth Lake Road. Leona Valley Zoned District. a. Vesting Tentative Tract Map No. 066952. To create 83 single-family lots, two multi-family lots with 34 units, six open space lots, and one recreation area lot on 292 gross acres within the A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) Zone. b. Conditional Use Permit No. 200700038. To ensure compliance with the requirements of non-urban hillside management, density-controlled development, and onsite grading in excess of 100,000 cubic yards. c. Environmental Assessment No. 200700035. A Mitigated Negative Declaration pursuant to CEQA reporting requirements.**

Ms. Hikichi informed the Commission that the applicant has met with staff and provided an ongoing progress report via emails and phone. She stated that the applicant submitted the map revisions including an updated tentative map, Exhibit "A", open space calculations, slope map, and flag lot supplemental information. The project scope has been revised from 83 single-family lots, two multi-family lots with 34 units, six open space lots, and one recreation area on 292 gross acres to 84 single-family lots, eight open

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PUBLIC HEARINGS (Cont.)

Land Divisions

space lots, one water tank lot with two basins, and two private driveway lots. The revised project scope does not include any multi-family lots.

Ms. Hikichi is recommending that the applicant be given the opportunity to continue with the project.

Testimony was followed from Fred Cunningham, Colin Nemeroff, Stephen Boren, the representatives in favor of the project. They stated that within the last four months they have been working very hard to clear some holds and met with the subdivision committee including Fire Department and Public Works to expeditiously move forward.

Ms. Peggy Fuller, Leona Valley Town Council, voiced her concerns stating that the community has not seen sufficient activity removing any holds on the project and that the applicant is again trying to delay the project. She stated that at today's meeting the applicant submitted a new map which includes: 1) A septic tank on each lot which the Department of Water Resources indicate that the property will not sustain; 2) A will serve letter from the Water Company has not been supplied; 3) The Open Space is supposed to be 187 acres and clustered, only see 130; 4) Flag lots were added which were supposed to be removed; and 5) Pattern over the last ten years of continuous delays.

Ms. Hikichi informed the Commission that the applicant is meeting with the subdivision committee on June 2, 2016. This meeting will determine the timeline of how soon they can submit revisions or corrections or additional materials to clear the pending holds.

Commissioner Modugno stated that this project has been lingering over nine years and lack of communication between the community and Town Council. He suggested that the applicant meet with the Town Council to describe the project in further details.

Motion/second by Commissioners Modugno/Louie – That the Regional Planning Commission reverse the Hearing Officer's decision of denial due to inactivity of Tentative Tract Map No. 066952 and reinstate the case to allow for continued processing.

At the direction of the Vice Chair, the item passed with Commissioners Modugno, Louie and Smith in favor and Commissioner Pedersen being recorded as absent and Third District recorded as appointed and currently going through the administrative process.

The appeal period for this item ends on Monday, May 16, 2016.

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PUBLIC HEARINGS (Cont.)

Zoning Permits - North Section

Project Approved

7. **Project No. R2014-03232-(5). Applicant: Romero Canyon LLC. Sloan Canyon Road between Quail Valley Road and Mandolin Canyon Road. Castaic Canyon Zoned District. a. General Plan Amendment No. 201400005. A request to reclassify the segment of Sloan Canyon Road between Quail Valley Road and Mandolin Canyon Road from a Limited Secondary Highway to a Local Collector Road in the Santa Clarita Valley Area Plan and Los Angeles County General Plan. b. Environmental Assessment No. RPPL2016000776. To consider a Negative Declaration as it has been determined that the project will not have a significant effect on the environment pursuant to CEQA reporting requirements.**

Ms. Hua presented the staff report followed by testimony from Henry Walsh, the applicant's representative in favor of the project. There being no members of the public present, no rebuttal was required.

Commissioner Smith raised concerns if a bike trail was available for students who may want to bike or walk. Staff stated that the project includes Class 2 bike lanes on both sides. They are a five foot lane which are within the street, and a trail that is outside of the street, an 8 foot wide trail behind the sidewalk.

Motion/second by Commissioners Modugno/Louie – That the Regional Planning Commission close the public hearing and adopt the negative declaration pursuant to state and local CEQA guidelines.

Motion/second by Commissioners Modugno/Louie – That the Regional Planning Commission adopt the resolution recommending approval to the Board of Supervisors of Plan Amendment No. 201400005.

At the direction of the Vice Chair, the item passed with Commissioners Modugno, Louie and Smith in favor and Commissioner Pedersen being recorded as absent and Third District recorded as appointed and currently going through the administrative process.

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DISCUSSION AND POSSIBLE ACTION

Current Planning Division

Action Taken as Noted

8. **Advance Planning Case No. RPPL2016001716-(1-5). To consider initiating the preparation of an ordinance amending Title 22 (Planning and Zoning) of the Los Angeles County Code to establish access requirements.**

Mr. Glaser provided the Commission with an overview of a proposed ordinance to initiate amending Title 22 (Planning and Zoning) of the Los Angeles County Code to establish access requirements ("Access Requirements Ordinance").

Mr. Glaser indicated that that neither Title 22 nor Title 26 (Building) of the Los Angeles Code currently requires proof of physical and legal access prior to the issuance of zoning approvals and building permits. This limits the County's ability to respond to constituent concerns about new development on "landlocked" parcels that do not directly adjoin, and take access from, a publicly dedicated right-of-way.

A section was added to Section 2. Chapter 22.52 as follows: Part 31 Access Requirements to ensure safe and orderly development through the provision of adequate physical access and legal access to each lot or parcel of land. An applicability section requiring proof of physical and legal action for most development that requires Department of Regional Planning approval including building permits, new structures, additions and even repairs and reconstructions after the repair of a fire or destruction.

A total of 53,264 parcels could be affected by the potential Access Requirements Ordinance. Most of these parcels are located in rural unincorporated areas, such as portions of the Santa Monica Mountains, Santa Clarita Valley, and Antelope Valley planning areas. Some of these parcels are located in urban unincorporated areas.

Mr. Glaser stated that the Access Requirements Ordinance does not change the allowable uses and development standards prescribed by Title 22, and anticipates that it will be found exempt from the California Environmental Quality Act (CEQA).

The goal is to bring Title 22 amendment and potentially Title 21 (Subdivision), and Title 26 (Building Code) to the Board concurrently on the same day.

Motion/second by Commissioners Modugno/Louie – That the Regional Planning Commission instruct the Department of Regional Planning to: 1) Prepare an Ordinance amending Title 22, and Title 21 if necessary, of the Los Angeles County Code to

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DISCUSSION AND POSSIBLE ACTION

Current Planning

establish Access Requirements; 2) Conduct an appropriate environmental analysis for such an ordinance pursuant to the California Environmental Quality Act (CEQA), the County's CEQA guidelines, and the County's environmental document reporting procedures and guidelines; 3) Continue to collaborate with other County departments, including but not limited to the Department of Public Works, the Fire Department, and the Office of County Counsel, with regard to this effort; and 4) Notify all individuals and organizations identified on Regional Planning's courtesy mailing lists when the Ordinance is scheduled for a public hearing before the Commission.

At the direction of the Vice Chair, the item passed with Commissioners Modugno, Louie and Smith in favor and Commissioner Pedersen being recorded as absent and Third District recorded as appointed and currently going through the administrative process.

At the direction of the Vice Chair, with no further questions for staff, the Commissioners accepted the update.

PUBLIC COMMENT

10. Public comment pursuant to Section 54954.3 of the Government Code.

There were no requests by members of the public to address the Commission.

CONTINUATION OF REPORTS

11. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.

There were no items Called up for Review by the Commission.

12. Commission/Counsel/Director Reports

Commission

Request to cancel the May 18, 2016 regular meeting of the Regional Planning Commission.

Motion/second by Commissioners Modugno/Louie – That the Regional Planning Commission cancel the Wednesday, May 18, 2016 meeting from the Approved Meeting Schedule.

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CONTINUATION OF REPORTS (Cont.)

Commission

At the direction of the Vice Chair, the item passed with Commissioners Modugno, Louie and Smith in favor and Commissioner Pedersen being recorded as absent and Third District recorded as appointed and currently going through the administrative process.

ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 10:03 a.m. to Wednesday, May 11, 2016.



Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE



Doug Smith, Vice Chair



Mitch Glaser, Assistant Administrator
Current Planning Division